

**DEPARTMENT OF FINANCE  
HOUSING ASSETS LIST  
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484  
(Health and Safety Code Section 34176)**

Former Redevelopment Agency: Carson Redevelopment Agency

Successor Agency to the Former Redevelopment Agency: Carson Successor Agency

Entity Assuming the Housing Functions of the former Redevelopment Agency: Carson Housing Authority

Entity Assuming the Housing Functions Contact Name: Jeff F. Westbrook Title Manager Phone 310.233.4821 E-Mail Address [jwestbro@carson.ca.us](mailto:jwestbro@carson.ca.us)

Entity Assuming the Housing Functions Contact Name: Amelia Soto Title Project Manager Phone 310.233.4823 E-Mail Address [asoto@carson.ca.us](mailto:asoto@carson.ca.us)

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.  
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	<input checked="" type="checkbox"/>
Exhibit B- Personal Property	<input type="checkbox"/>
Exhibit C - Low-Mod Encumbrances	<input checked="" type="checkbox"/>
Exhibit D - Loans/Grants Receivables	<input checked="" type="checkbox"/>
Exhibit E - Rents/Operations	<input checked="" type="checkbox"/>
Exhibit F- Rents	<input type="checkbox"/>
Exhibit G - Deferrals	<input type="checkbox"/>

Prepared By: Trinidad H. Catbagan

Date Prepared: 7/30/2012

City of Carson  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Vacant Real Property for Low-Mod Housing	615 E. Carson St.	\$1,783,472	95,832	95,832	NO	N/A	1/19/2012	\$0	\$1,783,472	\$0	11/16/2001 (acquisition)	FEE
2	Vacant Real Property for Low-Mod Housing	21521 Avalon Blvd.	\$4,905,940	50,965	50,965	NO	N/A	1/19/2012	\$2,452,970 Acquisition	\$2,452,970 Acquisition	\$0	10/16/2008 (acquisition)	FEE
3	Vacant Real Property for Low-Mod Housing	21704 Figueroa St.	\$336,299	11,761	11,761	NO	N/A	1/19/2012	\$0	\$336,299	\$0	7/9/2001 (acquisition)	FEE
4	Vacant Real Property for Low-Mod Housing	526 W. Carson St.	\$129,667	4,356	4,356	NO	N/A	5/10/2012	\$0	\$129,667 Acquisition	\$0	1/10/2002 (acquisition)	FEE
5	Vacant Real Property for Low-Mod Housing	600 & 610 W. Carson St.	\$503,760	16,988	16,988	NO	N/A	1/19/2012	\$0	\$503,760 Acquisition	\$0	11/20/2001 (acquisition)	FEE
6	Vacant Real Property for Low-Mod Housing	600 Block - West Carson St.	\$51,225	2,178	2,178	NO	N/A	1/19/2012	\$0	\$51,225 Acquisition	\$0	10/2/2003 (acquisition)	FEE
7	Vacant Real Property for Mixed Income Housing	616 E. Carson St. City View Project	\$8,208,777	352,836	22,509	YES	CRL	1/19/2012	\$3,100,000 Acquisition	\$5,108,777 Acquisition	\$0	12/1/2003 (acquisition)	FEE/DDA
8	Vacant Real Property for Mixed Income Housing	550 E. Carson St. City View Project	\$561,200	7,405	see #7	YES	CRL	1/19/2012	\$0	\$561,200 Acquisition	\$0	6/20/2006 (acquisition)	FEE/DDA
9	Vacant Real Property for Mixed Income Housing	542 E. Carson St. City View Project	\$1,348,359	14,810	see #7	YES	CRL	1/19/2012	\$0	\$1,348,359 Acquisition	\$0	11/29/2007 (acquisition)	FEE/DDA
10	Low-Mod Housing	2535 E. Carson St. Olson Project	\$1,269,045	40,075	40,075	YES	CRL	1/19/2012	\$2,630,495 Acqus/Const	\$0	\$0	7/20/2012 (construction began)	COVENANT
11	Low-Mod Housing	21227 S. Figueroa St. Affirmed Project	\$2,712,349	43,560	43,560	YES	CRL & TAX CREDITS	5/10/2012	\$6,912,349 Acqus/Const	\$0	\$0	5/17/2006 (acquisition)	FEE/DDA
12	Vacant Real Property for Low-Mod Housing	21009 S. Prospect Ave.	\$529,024	10,454	10,454	NO	N/A	1/19/2012	\$529,024	\$0	\$0	9/12/2005 (acquisition)	FEE
13	Vacant Real Property for Low-Mod Housing	2673 E. Tyler St.	\$398,905	5,227	5,227	NO	N/A	1/19/2012	\$398,905	\$0	\$0	3/4/2008 (acquisition)	FEE
14	Vacant Real Property for Low-Mod Housing	2677 E. Tyler St.	\$462,628	4,791	4,791	NO	N/A	1/19/2012	\$462,628	\$0	\$0	10/15/2008 (acquisition)	FEE
15	Vacant Real Property for Low-Mod Housing	2671 E. Tyler St.	\$343,677	3,684	3,684	NO	N/A	1/19/2012	\$343,677 Acquisition	\$0	\$0	3/18/2011 (acquisition)	FEE
16	Low-Mod Housing	415 - 437 E. Carson St.	\$0	76,230	76,230	YES	CRL & TAX CREDITS	N/A	\$8,974,500 Construction	\$0	\$0	6/1/2012 (construction complete)	COVENANT
17													
18			\$23,544,326										
19													
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a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City or County of Carson  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mod Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
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a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

Exhibit C - Low-Mod Encumbrances

City of Carson  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of housing built or acquired with enforceably obligated funds a/	Date contract for Enforceable Obligation was executed	Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Current owner of the property	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition of the property
1	Low-Moderate Housing	6/7/2011	In-Town Communities, LLC (Olson)	\$1,328,495	YES	CRL	In-Town Communities, LLC (Olson)	\$2,630,495 (Acq/constru)	\$0	\$0	7/20/2012 (start Date)
2	Low-Moderate Housing	1/11/2010	East Carson Housing Partners, LP	\$498,921	YES	CRL & Tax Credit	East Carson Housing Partners, LP	\$8,974,500	\$0	\$0	06/01/12 (completed)
3	Low-Moderate Housing	3/1/2011	Affirmed Housing Group, Inc.	\$6,912,349	YES	CRL & Tax Credit	Carson Housing Authority	\$6,912,349 (Acq/Constru)	\$0	\$0	10/01/2012 (start date)
4	Mixed-Income Housing with Commercial Space	2/16/2011	Cityview 616 East Carson, LLC	\$3,250,000	YES	CRL & HOME	Carson Housing Authority	See Note No. 1	See Note No. 1	\$0	03/01/12 (start date)
5	Low-Moderate Housing	7/25/2006	LNR	9,200,000	YES	CRL	LNR	\$9,200,000	\$0	\$0	12/15/2014
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NOTE

1) Refer to Exhibit 'A', rows 7, 8 & 9

a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Carson  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	LOAN	\$13,900,000	06/02/10	Thomas L Safran	Low Mod Housing	YES	12/31/2067	0%	\$ 13,900,000
2	LOAN	\$2,243,588	10/01/98	Carson Terrace	Low Mod Housing	YES	12/26/2030	3%	\$ 2,243,588
3	LOAN	\$3,361,587	09/01/97	Carson Housing Limited Partnership	Low Mod Housing	YES	1/1/2039	3%	\$ 3,361,587
4	LOAN	\$4,123,756	07/01/99	Grace Housing Limited Partnership	Low Mod Housing	YES	1/1/2039	3%	\$ 4,123,756
5	LOAN	\$8,295,579	03/09/11	East Carson Housing Partners, LLC	Low Mod Housing	YES	3/8/2066	1%	\$ 8,295,579
6	LOAN	\$2,681,000	09/01/95	Thomas Safran and Associates	Low Mod Housing	YES	12/31/2036	5%	\$ 2,681,000
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15		\$34,605,510							\$ 34,605,510
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Construction

City of Carson  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	contractual requirements specifying the purposes for which the funds may be used?	Repayment date, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	LOAN	\$23,998	12/24/96	Refer to Note No. 1 below.	EQUITY	YES	30	3%	\$23,998.00
2	LOAN	\$23,998	01/27/97	Refer to Note No. 1 below.	EQUITY	YES	30	3%	\$23,998.00
3	LOAN	\$15,780	02/12/97	Refer to Note No. 1 below.	EQUITY	YES	30	3%	\$15,780.00
4	LOAN	\$15,780	02/27/97	Refer to Note No. 1 below.	EQUITY	YES	30	3%	\$15,780.00
5	LOAN	\$11,250	03/06/97	Refer to Note No. 1 below.	EQUITY	YES	30	3%	\$11,250.00
6	LOAN	\$23,700	03/05/98	Refer to Note No. 1 below.	EQUITY	YES	30	3%	\$23,700.00
7	LOAN	\$21,735	06/29/98	Refer to Note No. 1 below.	EQUITY	YES	30	3%	\$21,735.00
8	LOAN	\$30,000	03/04/99	Refer to Note No. 1 below.	EQUITY	YES	30	3%	\$30,000.00
9	LOAN	\$8,300	10/29/99	Refer to Note No. 1 below.	EQUITY	YES	30	3%	\$8,300.00
10	LOAN	\$25,850	05/02/01	Refer to Note No. 1 below.	EQUITY	YES	30	5%	\$23,461.60
11	LOAN	\$25,850	08/02/01	Refer to Note No. 1 below.	EQUITY	YES	30	5%	24,381.63
12	LOAN	\$25,580	10/04/01	Refer to Note No. 1 below.	EQUITY	YES	30	5%	\$25,442.90
13	LOAN	\$25,100	10/30/01	Refer to Note No. 1 below.	EQUITY	YES	30	5%	\$24,530.35
14	LOAN	\$25,850	08/23/02	Refer to Note No. 1 below.	EQUITY	YES	30	5%	\$25,850.00
15	LOAN	\$25,800	04/01/03	Refer to Note No. 1 below.	EQUITY	YES	30	5%	\$25,800.00
16	LOAN	\$25,850	08/08/03	Refer to Note No. 1 below.	EQUITY	YES	30	5%	\$25,850.00
17	LOAN	\$50,000	12/01/04	Refer to Note No. 1 below.	EQUITY	YES	30	5%	\$50,000.00
18	LOAN	\$50,000	05/13/05	Refer to Note No. 1 below.	EQUITY	YES	30	5%	\$50,000.00
19	LOAN	\$50,000	07/15/05	Refer to Note No. 1 below.	EQUITY	YES	30	5%	\$50,000.00
20	LOAN	\$50,000	07/21/05	Refer to Note No. 1 below.	EQUITY	YES	30	5%	\$50,000.00
21	LOAN	\$100,000	04/26/06	Refer to Note No. 1 below.	EQUITY	YES	30	5%	\$100,000.00
22	LOAN	\$100,000	05/03/07	Refer to Note No. 1 below.	EQUITY	YES	30	5%	\$100,000.00
23	LOAN	\$100,000	05/31/07	Refer to Note No. 1 below.	EQUITY	YES	30	0%	\$100,000.00
24	LOAN	\$100,000	06/18/07	Refer to Note No. 1 below.	EQUITY	YES	30	5%	\$100,000.00
25	LOAN	\$100,000	05/16/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$100,000.00
26	LOAN	\$67,000	05/20/08	Refer to Note No. 1 below.	EQUITY	YES	30	5%	\$67,000.00
27	LOAN	\$150,000	06/13/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
28	LOAN	\$150,000	06/26/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
29	LOAN	\$150,000	08/01/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
30	LOAN	\$115,000	08/27/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$115,000.00
31	LOAN	\$100,000	09/08/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$100,000.00
32	LOAN	\$150,000	09/11/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
33	LOAN	\$140,000	09/11/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$140,000.00
34	LOAN	\$150,000	09/15/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
35	LOAN	\$140,000	09/25/08	Refer to Note No. 1 below.	EQUITY	YES	30	5%	\$140,000.00

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36	LOAN		\$145,000	09/29/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$145,000.00
37	LOAN		\$147,000	10/06/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$147,000.00
38	LOAN		\$150,000	10/27/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
39	LOAN		\$135,000	10/27/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$135,000.00
40	LOAN		\$147,000	10/30/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$147,000.00
41	LOAN		\$150,000	10/31/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
42	LOAN		\$150,000	11/04/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
43	LOAN		\$150,000	11/06/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
44	LOAN		\$90,000	11/07/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$90,000.00
45	LOAN		\$150,000	11/14/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
46	LOAN		\$150,000	11/17/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
47	LOAN		\$102,200	11/20/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$148,350.00
48	LOAN		\$81,000	11/20/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$81,000.00
49	LOAN		\$131,000	11/20/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$131,000.00
50	LOAN		\$150,000	11/21/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
51	LOAN		\$150,000	11/24/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
52	LOAN		\$150,000	12/08/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
53	LOAN		\$150,000	12/08/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
54	LOAN		\$150,000	12/09/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
55	LOAN		\$109,000	12/15/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$109,000.00
56	LOAN		\$150,000	12/16/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
57	LOAN		\$150,000	12/19/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
58	LOAN		\$128,000	12/26/08	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$128,000.00
59	LOAN		\$150,000	01/12/09	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$150,000.00
60	LOAN		\$100,000	01/25/09	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$100,000.00
61	LOAN		\$100,000	01/27/09	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$100,000.00
62	LOAN		\$121,000	02/18/09	Refer to Note No. 1 below.	EQUITY	YES	45	5%	\$121,000.00
63	LOAN		\$100,000	03/01/09	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$100,000.00
64	LOAN		\$100,000	11/02/09	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$100,000.00
65	LOAN		\$82,801	03/12/10	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$82,801.00
66	LOAN		\$81,155	05/07/10	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$81,155.00
67	LOAN		\$100,000	05/07/10	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$100,000.00
68	LOAN		\$100,000	05/26/10	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$100,000.00
69	LOAN		\$100,000	05/27/10	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$100,000.00
70	LOAN		\$100,000	06/15/10	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$100,000.00
71	LOAN		\$55,678	06/28/10	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$55,678.00
72	LOAN		\$80,150	07/02/10	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$80,150.00
73	LOAN		\$100,000	08/20/10	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$100,000.00
74	LOAN		\$75,000	10/05/10	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$75,000.00
75	LOAN		\$75,000	10/21/10	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$75,000.00
76	LOAN		\$75,000	04/01/11	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$75,000.00
77	LOAN		\$44,415	04/01/11	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$44,415.00
78	LOAN		\$75,000	04/01/11	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$75,000.00
79	LOAN		\$75,000	04/01/11	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$75,000.00
80	LOAN		\$75,000	05/10/11	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$75,000.00
81	LOAN		\$75,000	08/30/11	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$75,000.00
82	LOAN		\$75,000	09/02/11	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$75,000.00
83	LOAN		\$100,000	04/15/12	Refer to Note No. 1 below.	EQUITY	YES	45	0%	\$100,000.00

\$7,788,406.48

**NOTE**

- Names of these private parties are on record with the Carson Housing Authority and are available for review by the DOF.

## Exhibit E - Rents/Operations

**City or County of Carson**

### Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

[illegible]



a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City or County of Carson  
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
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a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

## Exhibit G - Deferrals

**City or County of Carson**

**Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
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